



BERKSHIRE
HATHAWAY

**ICONIC SPACE
IN DOWNTOWN
TILLAMOOK
UNBEATABLE
VALUE**

8,376 FT BUILDING
5,663 SF ADD. LOT

\$725,000

VALERIE SCHUMANN
Principal Broker

406 GARIBALDI AVENUE
P.O. BOX 475
GARIBALDI, OR 97118

O: 971-265-1070

C: 503-812-8423

vschumann@bhhsnw.com

OregonCoastCommercial.com

FOR SALE

\$725,000 | 2103 + 2015 4TH STREET | DOWNTOWN TILLAMOOK, OR



DOWNTOWN TILLAMOOK OPPORTUNITY - ICONIC SPACE, UNBEATABLE VALUE

Make a statement with this **distinctive freestanding commercial building** plus a **contiguous parking lot**, offering exceptional visibility, flexibility, and walk-to-everything convenience in the heart of Downtown Tillamook. The approximately 8,376 SF building features a dramatic barrel ceiling, abundant natural light from vintage-style windows, a large open main area, multiple interior office/retail suites, a small second-floor mezzanine, new roof, and a roll-up front door—ideal for a wide range of commercial uses. Situated on two tax lots totaling over 13,900 SF, including a dedicated parking lot, this property delivers presence, functionality, and value at just \$87 per square foot, all with a new roof already in place.

SIZE: 8,376 SF freestanding commercial building
8,276 SF building lot + 5,663 SF contiguous parking lot

ZONING: C-2 General Commercial

PROPERTY FEATURES AND ACCESSIBILITY:

- » High-visibility location near Pacific Ave (Hwy 101)
- » Striking barrel ceiling and updated interior presentation
- » Small second-floor mezzanine
- » Front roll-up door for flexible access
- » Month-to-month tenant in rear corner
- » Large open main space with separate office/retail suites
- » Vintage-style windows providing natural light



**BERKSHIRE
HATHAWAY**

**DISTINCTIVE
BARREL CEILING
AND ROLL-UP
DOOR FOR EASY
BUILDING ACCESS**

Must See Space!

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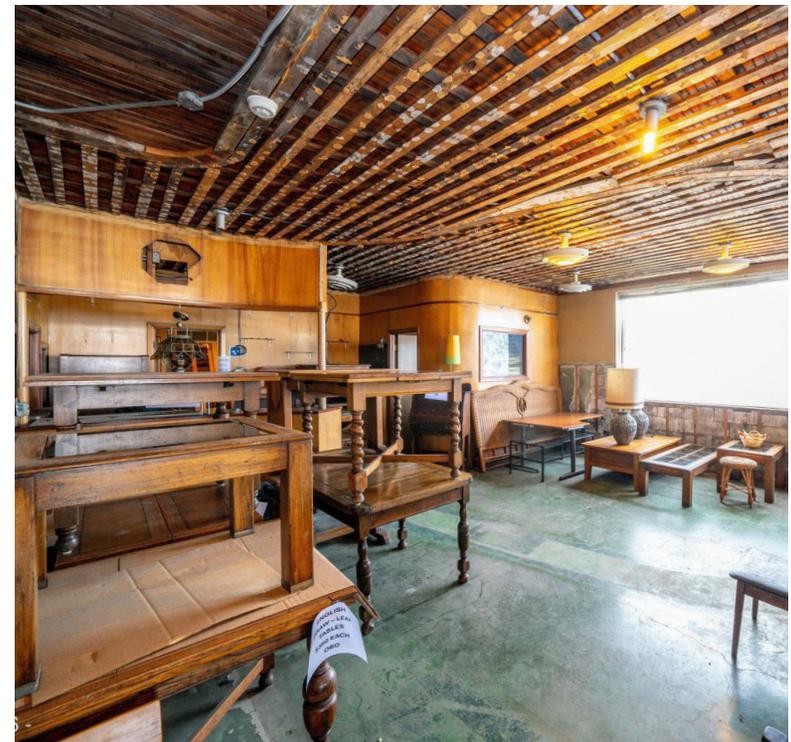
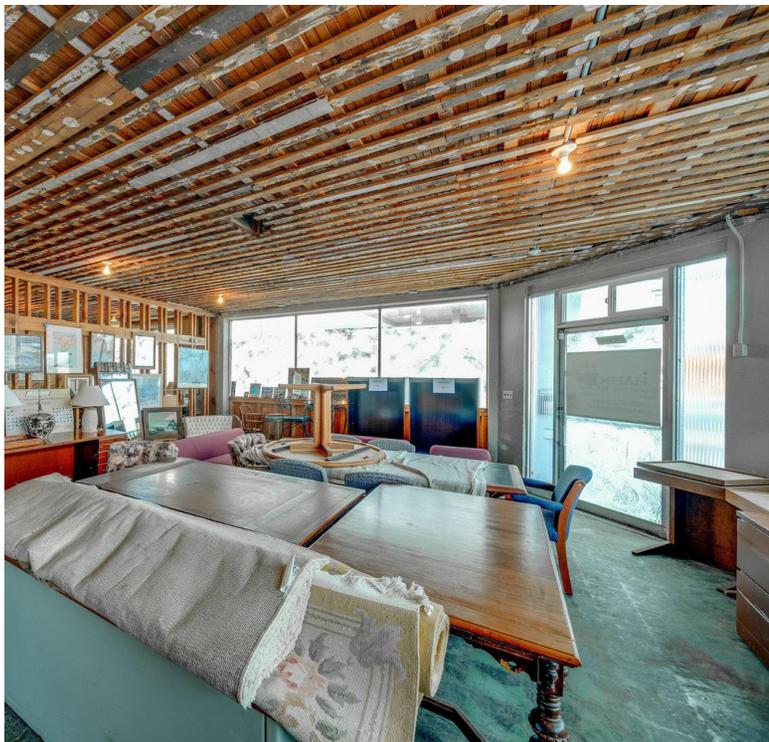
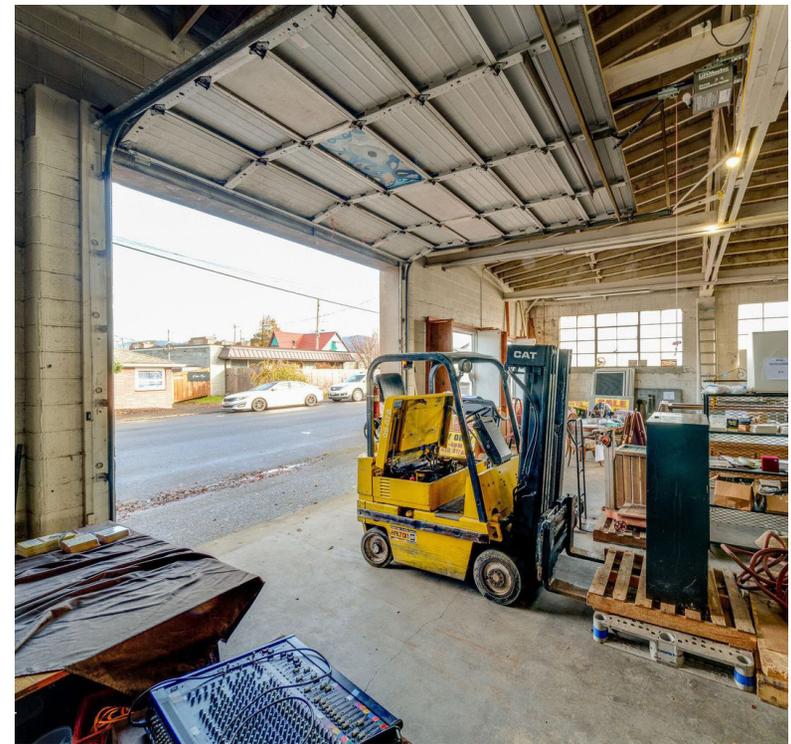
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**VERSATILE
SPACE**

**WAREHOUSE
SPACE:**

7,775 SF

**SUBDIVIDED
SPACE:**

600 SF

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2103 + 2105 4TH STREET | DOWNTOWN TILLAMOOK

★ AERIAL MAP



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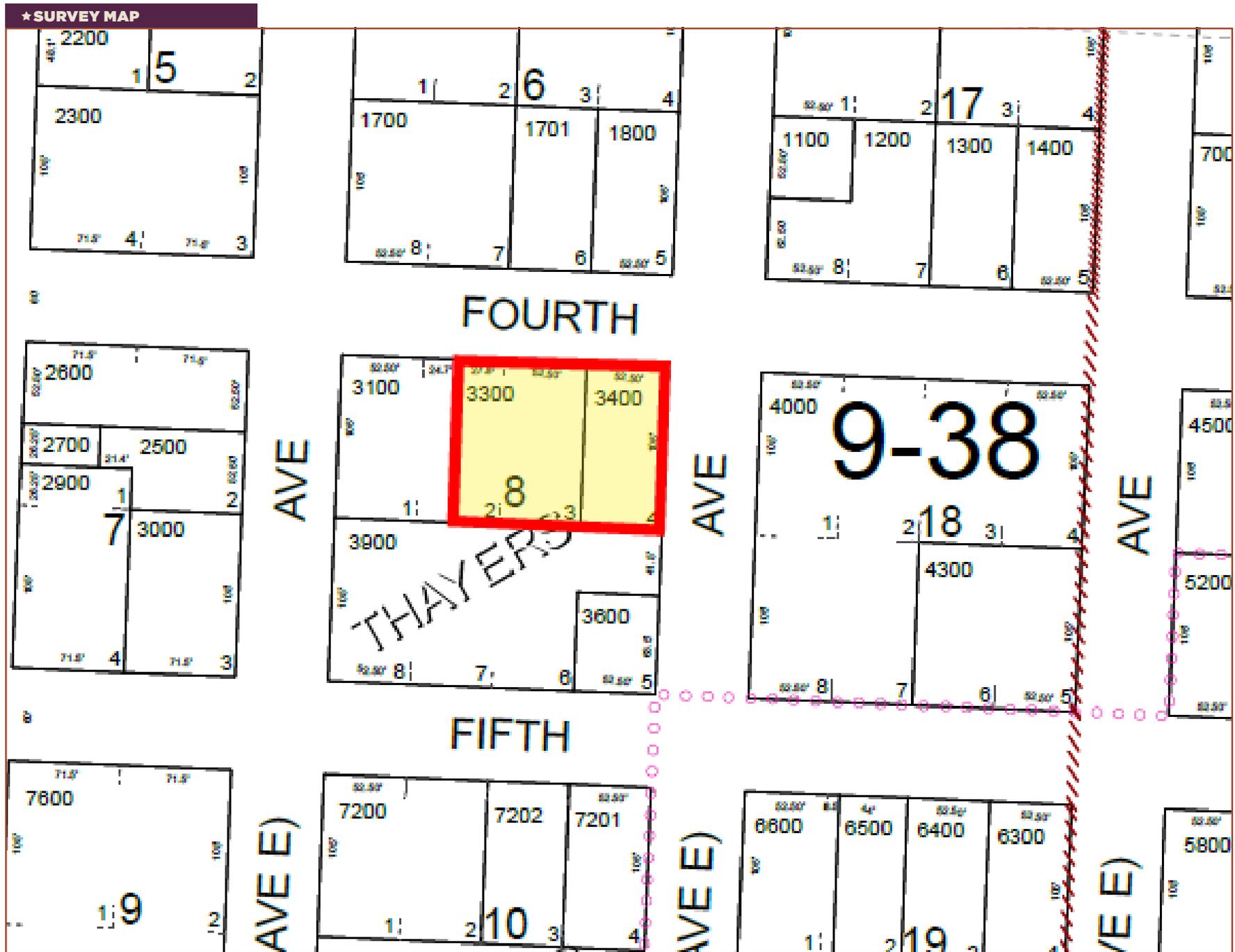
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